



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

**RESULTS**

## Site Plans and Subdivisions

7/23/2020

SITE PLANS, SUBDIVISION CONCEPT PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date via Zoom. The following applications were reviewed:

### # 1 COASTAL COMMUNITY CHURCH WEST ASHLEY

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 460 ARLINGTON DR.  
Location: WEST ASHLEY  
TMS#: 310-07-00-092  
Acres:

City Project ID #: TRC-SP2020-000323

Submittal Review #: 3RD REVIEW  
Board Approval Required:

# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning:

Owner: COASTAL COMMUNITY CHURCH WEST ASHLEY  
Applicant: E.M. SEABROOK JR, INC 843-884-4496  
Contact: mickey@emseabrook.com

Misc notes: Approximately 9,000 sq. ft. building addition and associated site work

**RESULTS: Revise and send .pdf by email to TRC members with comments. Once resolved, submit plans to Zoning for stamping.**

### # 2 CML PLAY PAVILION

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 25 ANN STREET  
Location: PENINSULA  
TMS#: 4601602010  
Acres: 2.3

City Project ID #: TRC-SP2020-000354

Submittal Review #: 1ST REVIEW  
Board Approval Required: BAR, DRC

# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: CG

Owner: CML - NICHOLE MYLES, EX- DIRECTOR  
Applicant: ADC ENGINEERING 843-566-0167  
Contact: CHRIS COOK chris@adcengineering.com

Misc notes: Addition/renovation to existing museum: entry plaza with open air pavilion

**RESULTS: Revise and return to TRC.**

### # 3 PUBLIC STORAGE

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 2363 ASHLEY RIVER RD  
Location: WEST ASHLEY  
TMS#: 354-04-00-002; 354-04-00-003  
Acres: 12.10

City Project ID #: TRC-SP2020-000328

Submittal Review #: PRE-APP  
Board Approval Required: DRB

# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: GB

Owner: STORAGE TEST PROPERTIES  
Applicant: STANTEC CONSULTING SERVICES, INC 843-740-7700  
Contact: JOSH LILLY josh.lilly@stantec.com

Misc notes: Installing an RV parking lot and constructing a single story climate controlled storage building.

**RESULTS: Revise and return to TRC.**

---

**#4 1230 FOLLY ROAD****SITE PLAN**

Project Classification: SITE PLAN  
Address: 1230 FOLLY ROAD  
Location: JAMES ISLAND  
TMS#: 4251300007  
Acres: .494  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: CT

City Project ID #: TRC-SP2020-000361

Submittal Review #: PRE-APP  
Board Approval Required: DRB

Owner: 1230 FOLLY ROAD LLC  
Applicant: SOUTHEASTERN BUILDING GROUP 843-737-1264  
Contact: EDWARD CANNON cannon@sbgbuilder.com  
WIER

Misc notes: New construction of two-story garage accessory structure with garage on first floor and storage on the second.

**RESULTS: Revise and return to TRC.**

---

**#5 JAMES LEWIS JR. EASTSIDE APARTMENTS****SITE PLAN**

Project Classification: SITE PLAN  
Address: COOPER STREET  
Location: PENINSULA  
TMS#: 4590504208, 192, 193, 194, 195, 116, 197, 198  
Acres: 1.6  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): 62  
Zoning: GB

City Project ID #: TRC-SP2019-000248

Submittal Review #: 2ND REVIEW  
Board Approval Required:

Owner: CITY OF CHARLESTON  
Applicant: CLINE ENGINEERING 843-991-7235  
Contact: MATT CLINE matt@clineeng.com

Misc notes: 2 mixed use buildings with associated driveway and parking. Limited commercial on first floor TBD, affordable housing.

**RESULTS: Revise and return to TRC.**

---

**#6 835 SAVANNAH HIGHWAY****SITE PLAN**

Project Classification: SITE PLAN  
Address: 835 SAVANNAH HIGHWAY  
Location: WEST ASHLEY  
TMS#: 4210100011  
Acres: 0.585  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

City Project ID #: TRC-SP2018-000143

Submittal Review #: 4TH REVIEW  
Board Approval Required: DRB & DRC

Owner: XXX  
Applicant: CLINE ENGINEERING, INC 843-991-7235  
Contact: MATT CLINE matt@clineeng.com

Misc notes: Construction plans to re-align parking lot, install landscaping and associated improvements. Currently Avondale Thrift Store.

**RESULTS: Revise and send .pdf by email to TRC members with comments. Once resolved, submit plans to Zoning for stamping.**

---

**#7 55 POINSETT STREET****SITE PLAN**

Project Classification: SITE PLAN  
Address: 55 POINSETT STREET  
Location: PENINSULA  
TMS#: 4631203016  
Acres: .20  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): 4  
Zoning: DR-2F

City Project ID #: TRC-SP2020-000330

Submittal Review #: 3RD REVIEW  
Board Approval Required:

Owner: 55 POINSETT STREET, LLC  
Applicant: EARTHSOURCE ENGINEERING 843-881-0521  
Contact: ERIC LADSON ladson@earthsourceeng.com

Misc notes: Residential (2) detached buildings w/ (2) units each - 4 units total

**RESULTS: Revise and return to TRC.**

---

---

**#8 BRANTLEY PARK**

**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000334

Address: 1708 BRANTLEY DR.

Location: JAMES ISLAND

TMS#: 4250300035

Submittal Review #: 1ST REVIEW

Board Approval Required:

Acres: .46

# Lots (for subdiv):

Owner: CITY OF CHARLESTON/TOWN OF JAMES ISLAND

# Units (multi-fam./Concept Plans):

Applicant: DAVIS & FLOYD, INC

843-554-8601

Zoning: GB

Contact: STEVEN WALL

swall@davisfloyd.com

Misc notes: Construction of five on-street parking spaces, a sidewalk along Brantley Dr., gravel trails, and associated grading and drainage.

**RESULTS: Revise and return to TRC.**

Individuals with questions concerning the above items should contact Eric Schultz, TRC Administrator, in the Department of Planning, Preservation and Sustainability at (843) 724-3790. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.